



# CROWN

LETS 4 U

**TO LET**



**£2,500 PER CALANDER MONTH**

### **3 Bedroom Terraced House Meadow Close, Ryans Park, London, SW20**

This marvelous, newly refurbished and spacious property consists of two double bedrooms with built in wall-to-wall wardrobes in the master bedroom and a generous size single bedroom. Upstairs there is a modern family bathroom with above shower, hand wash basin and WC. The fully fitted modern kitchen has an access to the rear garden. The spacious open plan reception room and additional separate reception room that also leads to the private rear garden with a shed. There is also a drive way for two cars.

The property is only a few minutes walk to Cannon Hill Common, and close to all local grammar schools and local shops and amenities. Closest station is Raynes park with regular trains to Waterloo.

**NEWLY REFURBISHED**

**AVAILABLE NOW!**

- 3 Bed House
- 2 Receptions
- Modern Kitchen
- Family Bathroom
- Central Gas Heating
- Double Glazed
- Rear Garden
- Front Driveway
- Newly Refurbished
- Close to all Amenities
- Close to Grammar Sc
- Close to Parks
- Close to BR Stations

**Croydon Office: Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG**

**Tel: 020 8684 6677   Mob: 07540 874 532   Fax: 0872 115 6090   Email: [info@crowplets4u.co.uk](mailto:info@crowplets4u.co.uk)**

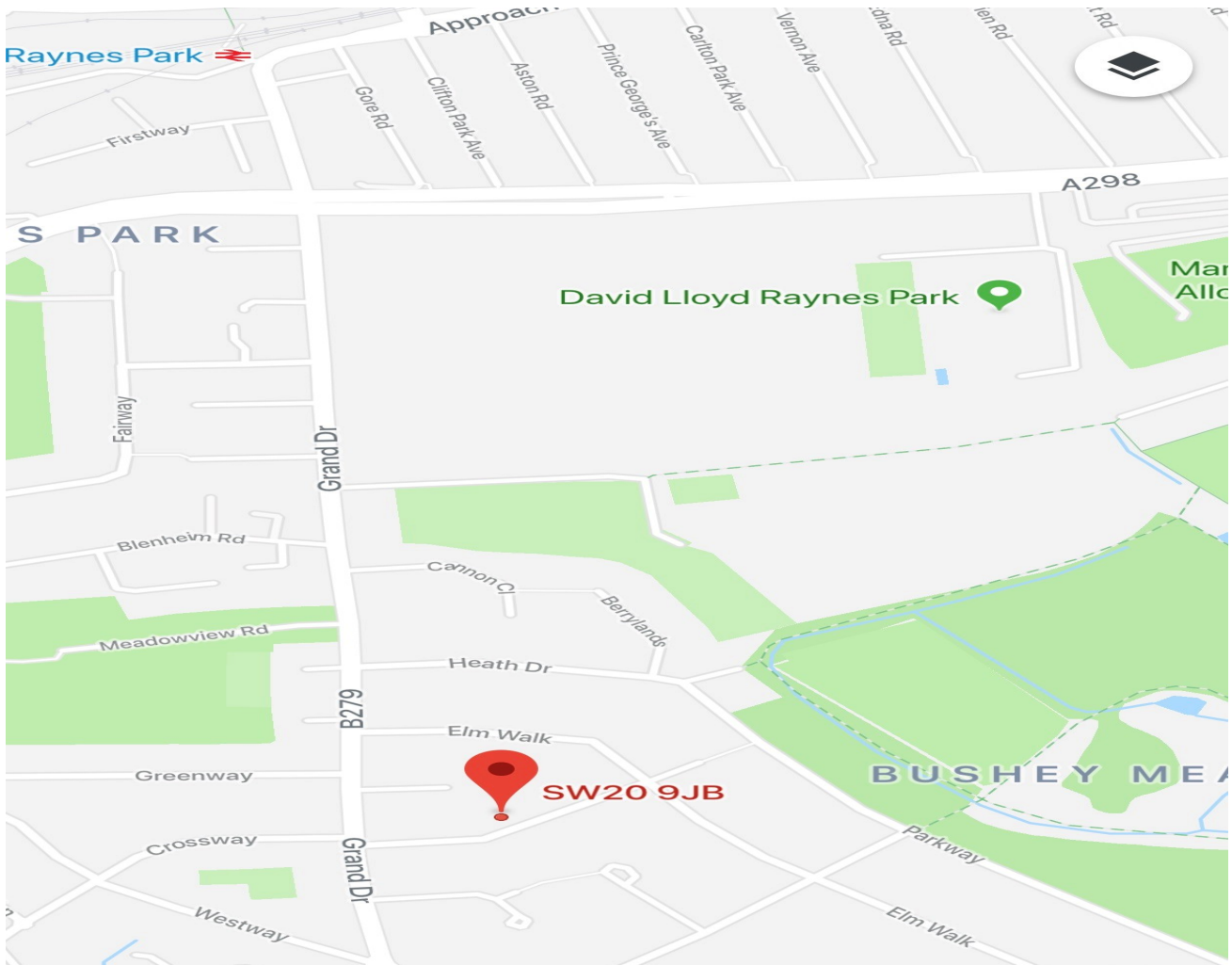
**[www.crowplets4u.co.uk](http://www.crowplets4u.co.uk)**



# EPC

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		74	
(55-68) D			56
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# MAP



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